



Order Filed on October 25, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)  
Stern, Lavinthal & Frankenberg, LLC  
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*Attorneys for Creditor, Cenlar FSB as servicer for  
Police and Firemen's Retirement System Board of  
Trustees by its Administrative Agent New Jersey  
Housing and Mortgage Finance Agency*

By: Jeanette F. Frankenberg, Esq.

By: Ashley L. Rose, Esq.

In Re:

Jason R Mohr

Lydia Mohr

Debtor(s).

Chapter 13

Case No.: 17-15155-KCF

Hearing date:

Judge: Kathryn C. Ferguson

**ORDER VACATING AUTOMATIC STAY AS TO  
REAL PROPERTY TO CENLAR FSB AS SERVICER FOR POLICE AND FIREMEN'S  
RETIREMENT SYSTEM BOARD OF TRUSTEES BY ITS ADMINISTRATIVE AGENT  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

The relief set forth on the following pages, numbered two (2) through 2 is  
hereby **ORDERED**.

**DATED: October 25, 2017**

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Debtor: Jason R Mohr and Lydia Mohr  
Case No.: 17-15155-KCF  
Caption of Order: **Order Vacating Automatic Stay**

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Upon the Motion of Cenlar FSB as servicer for Police and Firemen's Retirement System Board of Trustees by its Administrative Agent New Jersey Housing and Mortgage Finance Agency, on behalf of itself and its successors and/or assigns (hereinafter collectively "Secured Creditor" and/or Movant), under Bankruptcy Code Section 362(d) for relief from the automatic stay as to certain real property as hereinafter set forth, and for cause shown,

ORDERED as follows:

1. The automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the movant its successors and/or assigns to institute or resume and prosecute to conclusion one or more action(s) in the court(s) of appropriate jurisdiction to foreclose mortgage(s) held by the movant upon the following:

- Land and premises commonly known as 34 Avenue H, Monroe Township, New Jersey 08831

2. The movant may join the debtor and any trustee appointed in this case as defendants in its foreclosure action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this Order on the debtor, any trustee and other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Jason R Mohr  
Lydia Mohr  
Debtors

Case No. 17-15155-KCF  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 25, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 27, 2017.

db/jdb +Jason R Mohr, Lydia Mohr, 34 Avenue H, Monroe Township, NJ 08831-2222

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 27, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 25, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation  
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Francis P. Cullari on behalf of Joint Debtor Lydia Mohr cullari@comcast.net  
Francis P. Cullari on behalf of Debtor Jason R Mohr cullari@comcast.net  
Jeanette F. Frankenberg on behalf of Creditor Cenlar FSB as servicing agent for Police and Firemens Retirement System Board of Trustees by its Administrative Agent New Jersey Housing and Mortgage Finance Agency cmecf@sternlax.com  
Nicholas V. Rogers on behalf of Creditor POLICE AND FIREMEN'S RETIREMENT SYSTEM BOARD OF TRUSTEES BY ITS ADMINISTRATIVE AGENT NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY nj.bkecf@fedphe.com  
Sherri J. Braunstein on behalf of Creditor POLICE AND FIREMENS RETIREMENT SYSTEM BOARD OF TRUSTEES BY ITS ADMINISTRATIVE AGENT NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY nj.bkecf@fedphe.com, nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8